

BUILDERS MAGAZINE

BM NOVEMBER DECEMBER 2022

SAMAR CONSTRUCTION COMPANY



EMAIL:

jmwsamar@yahoo.com

Tel: 0715197612

We were the contractors of Ladera Homes for
HOUSE AND HOMES LTD



EpcO Builders Ltd.

BUILDING & CIVIL ENGINEERING CONTRACTORS

ISO 9001:2015 CERTIFIED

WE BUILD CONFIDENCE WITH CONFIDENCE



Konza National Data Center and Smart City



Konza National Data Center - under construction

Konza National Data Center and Smart City facilities project is being implemented by the

Ministry of ICT through Konza Technopolis Development Authority (KoTDA). The project is



Konza smart city

We are proud to be associated with
Scope Design Systems Ltd.



NAIROBI HEAD OFFICE
Falcon Rd, Off Enterprise Rd,
P. O. Box 55628-00200,
Nairobi, Kenya.

Tel: +254 734 000064
+254 734 705450
Email: info@epco.co.ke
Website: www.epcobuildersltd.com

MOMBASA BRANCH OFFICE
Tom Mboya Avenue, Tudor,
P. O. Box 42490-80100,
Mombasa, Kenya.

being executed as a priority for Phase I of Konza Technopolis implementation that will ensure that Konza is able to carry out the core functions of a smart city. In addition, it will be a key enabler towards Kenya's digital economy and is modelled to support data, voice, video, services, systems and applications. The main components of this project are:

The design and construction of Tier III Konza National Data Center.

Design and construction of a Disaster Recovery Data Center

design and implementation of backbone optical fibre network and fibre routing for Konza Phase I. This will comprise optical fibre and 3Optical Line Termination (OLT) sites. It will encompass providing access to each building of Konza Phase I.

Provision of Wi-Fi access points to be positioned on streetlights and buildings to support implementation of smart city services

Design and implementation of Konza Phase I Smart City services and facilities



Konza will be a smart city, with an integrated urban information and communication technology (ICT) network that supports delivery of connected urban services and allows for efficient management of those services on a large scale. Specifically, a smart city framework will integrate the following four key city services:

Infrastructure services (transportation, utilities, public safety, environment)

Citizen services (access and participation)

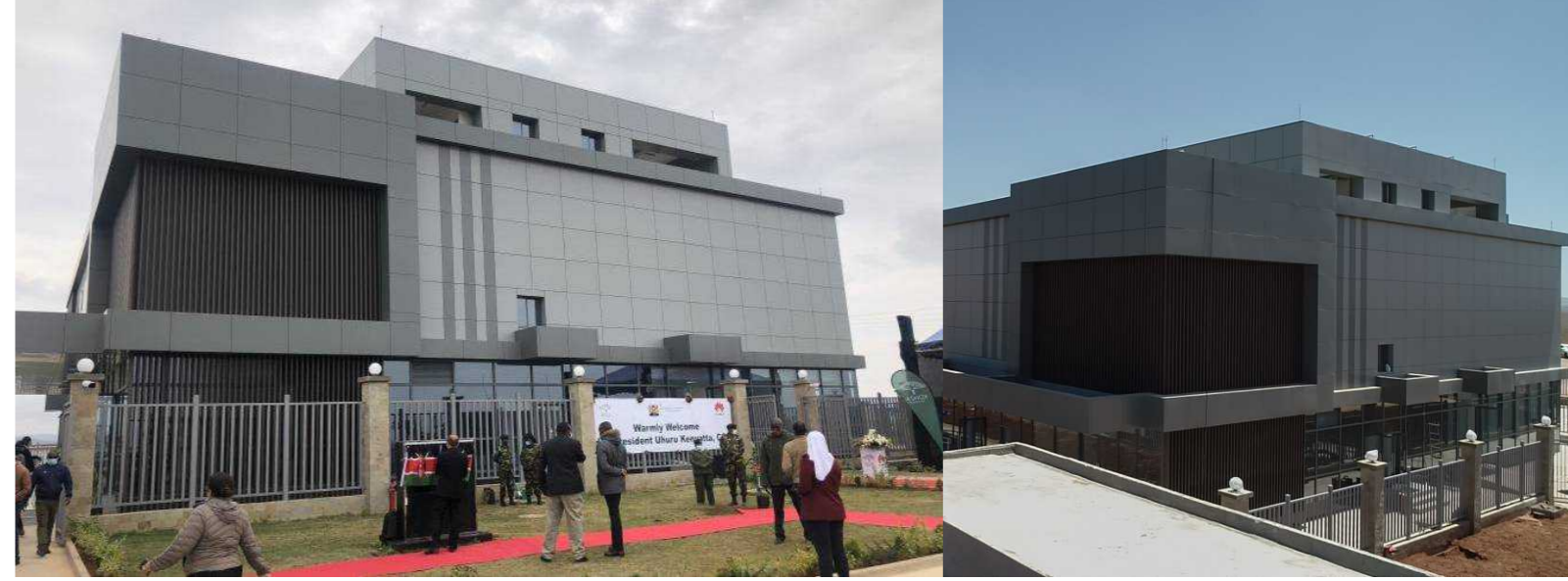
City services (city information, planning and development)

Business services (supportive services for local

commerce)

As a smart city, Konza will gather data from smart devices and sensors embedded in the urban environment, such as roadways, buildings, and other assets. Collected data will be shared via a smart communications system and be analyzed by software that delivers valuable information and digitally enhanced services to Konza's population. For example, roadway sensors will be able to monitor pedestrian and automobile traffic, and adjust traffic light timing accordingly to optimize traffic flows.

Konza's population will also have direct access to



collected data, which may include traffic maps, emergency warnings, and detailed information describing energy and water consumption. The availability of data will enable Konza's population to participate directly in the operations of the city, practice more sustainable living patterns, and enhance overall inclusiveness.

By leveraging the smart city framework, Konza will be able to optimize its city services, creating a sustainable city that responds directly to the needs of its residents, workers, and visitors.

The implementation of a smart city framework at Konza has begun with detailed planning relating to

ICT infrastructure. As Konza continues to develop its technology network, it will draw from a range of international best practices, including the Intelligent Community Forum, Smart Cities Council, and International Standards Organization's methodologies for the sustainable development of communities. Konza will learn from global cities that have successfully incorporated smart city frameworks, including Santander, Spain; Barcelona, Spain; Singapore; Amsterdam, The Netherlands; and Rio de Janeiro, Brazil.

Publisher:

BARAKA PUBLISHERS t/a BUILDERS MAGAZINE

KENYA OFFICE

Tel: 0794513375 **P.O Box** 2014-20116 Gilgil

Email: info@buildersmagazine.co.ke **Website:** www.buildersmagazine.co.ke

Contributions

The editors welcome news items, press releases, articles and photographs relating to the Construction Industry. These will be considered and, if accepted, published. No responsibility will be accepted should contributions be lost, damaged or incorrectly printed.

© All rights reserved

DHANYA CONSTRUCTION KENYA LIMITED COMPANY PROFILE



Dhanya Construction Kenya Limited

BUILDING AND CIVIL ENGINEERING CONTRACTORS

Company History

Dhanya Construction Kenya Limited is a Civil Engineering and Building Construction firm undertaking projects generally in Nairobi.

The company was founded in 2015 by Mr. Hiralal Vaghani and Kanta Vaghani

The partners are very experienced members of the construction industry having been in the industry for an accumulated period of over 30 years and having engaged in numerous structures in Nairobi.

The Young Dhanya Construction Kenya limited is currently undertaking both building and civil works as Main Contractors for small sized projects.

Company mission

To be among the best construction companies both in Kenya and in East and Central Africa.

The Company's mission is to provide quality projects to our esteemed clients at the most competitive costs and reasonable completion time

frames, while encompassing the latest technologies being evolved worldwide.

Company Values

Dhanya Construction has achieved success and fame from our commitment to our clients which has been brought about by strict adherence to our values, namely:

- Positive Leadership
- Integrity
- Honesty
- Fairness
- Reliability

Company Registration

Business No: CPR/2015/200517
 Pin No: P051557414E
 Tax Compliance: KRAON951569208
 NCA Registration: 259/B/0214

P.O. Box 11752 - 00400
 1st Parklands - Swamibapa Road



Thakkar Office Block-Westland's
 Workmanship
 Quality Control

Dhanya Construction demands for very high-quality workmanship from all its workers and sub-contractors. A continuous process of quality control is undertaken at various stages with a lot of emphasis on the same.

Our Customers

Dhanya Construction has undertaken projects for several customers with some of the most recognizable companies and institutions in East Africa, working with customers in the Capital City of Kenya - Nairobi, to the coasts of East Africa in Mombasa and at many other locations.

Our Services

GENERAL CONSTRUCTION
 BUILDING PLUMBING ELECTRICAL TILING

With over 30 years of experience, Dhanya

Construction Ltd has completed several residential and commercial building projects with a customer satisfaction rate of over 90%. The projects are completed with the finest materials and technologies, at a competitive cost and within resonable time frames. Equipped with speicialed teams with electrical and plumbing, we are able to over more solutions and in a more timely fashion to uniquely suit your requirements.

HOME INTERIORS WALL FINISHES|TILING | PARQUE FLOORING



Overing diVerent finishes for all kinds of

environment, be it hot environment or cold, quality of your walls will not be comprised for a very long time. Our wall profiles come in different materials, and finishes to suit your architectural space. Finishes are customised to meet the unique preference of clients, whether it is modern prints and textures or traditional wood and stone.

ROOFING



Commercial and Residential Fit outs



OFFICE FITOUTS

DESKS | STORAGE | INTERIORS

A workplace is a living and breathing environment, where you and your state are the assets that are the life source of your company. We manage projects with different scale and complexity, whether it be space recreation or relocation or total reconfiguration.



ROOFING | TERRACING | WATER PROOFING

Roofs designed to put up more resistance to weather and hard wearing, inhibiting weather resistance properties. They are layered to guarantee waterproofing traits therefore preventing damage from acts of nature. Our roofs are cost effective, sustainable with water harvesting properties, wind resistant and most importantly customized to the unique preference of our customer.



RESIDENTIAL FITOUTS

KITCHENS | WARDROBES | VANITIES

We have a close working relationship with the client and understand that refurbishing your home is going to a stressful event. With careful planning and project management to ensure minimal disturbance.

We pride ourselves on creating unique residential fitouts and can build a beautiful yet practical space that will suit your individual needs.

Chandarana Supermarkets limited
Dhanya Construction has been in close partnership with the Multi Store outlet Chandarana and has been contracted to complete most of their offices and retail stores over Kenya including Mombasa and Eldoret.

Our Projects

Dhanya Construction is one of East Africa's leading home restorations & renovations expert for over 30 years. We specialise in design and construction and are able to provide total makeovers for all types of residential and commercial projects. We



HEALTH AND SAFETY

The existing Government policy document is an integral part of the management system for occupational safety and welfare and details the mandatory requirements to be applied throughout the company. We strictly adhere to these requirements.

The promotion of health and safety is a shared objective of the company and its employees at all levels.

To that aim, the company has assessed the significant health, safety and environmental hazards from its business operations and has put suitable arrangements to control them to mitigate any risk to health and safety of its employees and others likely to be affected by its activities.

are master builders and are proud of our reputation for high standards of workmanship, creative design and value for money.



It is the policy of the company so far as is reasonably practicable to:

- Maintain a management system approach to occupational health and safety in accordance with the requirement of BSOHSAS 18001:2007
- Provide and maintain machinery, plants, facilities, equipment and systems of work that are safe and with out risks to health.
- Ensure safety and the absence of risks to health in connection with the use, control, handling, storage and transport of materials and substances.
- Provide training, instruction, guidance and advice to ensure the competence of employees and ensure that allocated tasks are within their skills, knowledge and ability to perform safely.



P. O. Box - 11752 - 00400
Parklands, Nairobi - Kenya



hiralavghani@gmail.com
info@dhanya.co.ke



0727 800 020



DhanyaConstruction.co.ke

*CONSTRUCTION DESIGN AND BUILD
*INTERIOR FITOUTS
*GENERAL CONSTRUCTION HOME AND OFFICE INTERIORS FIT-OUTS

PLUMBUILD & ENGINEERING LTD

Tel: +254736521030/0202081507



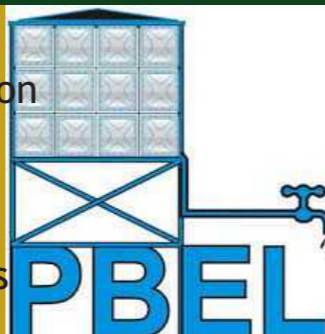
Mwatha Plaza, Wood avenue Hurlingham Nairobi

We are proud to be associated with Danya Construction K Ltd

Our services

Plumbing
Drainage
Fire fighting System installation
solar heating Systems
Ventilations systems
Regular Service maintenance.

Sanitary ware Installation
Gas Installation
Sprinkler systems
Air conditioning
Steel Tanks Fabrications



EPRA-A1

NCA1

RADIANT POWER SYSTEM

Registered Electrical Contractors

We are proud to be associated with Danya Construction K Ltd



Specialist in:

- Commercial Developments
- Industrial Developments
- Warehouses and Business parks
- Hospitals and Clinics
- Apartment Blocks
- Residential estates
- Educational Institutes
- Hotels, Restaurants and Lodges
- Refurbishment and fit out projects
- Supermarkets and Retails

Installation Of:

- Power and Lighting
- LV Switchgear and Standby
- Generators
- Fire Alarms Systems
- AVR & Surge Protection
- Data/Telephone Cabling



13- Office Suits,
P O Box - 39130 - 00623.
Parklands, Nairobi, Kenya.
+254 772 762 743
+254 738 948 707
info@rpskenya.co.ke

URBANWOOD SUITES APARTMENTS



Artistically derived from its geological location, Urbanwoods Suites is located at the heart of Nairobi county in wood avenue Kilimani with its

developer as Blue Urban Limited. Kilimani which is a prime residential and commercial area approximately 7 Kms West of Nairobi CBD. The



NEL
NEL ENTERPRISES LTD

NEL ENTERPRISES LTD IS PROUD TO BE ASSOCIATED WITH URBANWOOD SUITES APARTMENTS PROJECT

MOBILE: (+254) 0731711722

E- MAIL: neelbld@yahoo.com
Aleshafara Road, South C, Nairobi.

NEL ENTERPRISES LTD
P.O. BOX 31137 – 00600
NAIROBI, KENYA.

area prides in its rich mix of culture with a population consisting of individuals from diverse social backgrounds. It is a 17 storey mixed use development high-rise structure hosting commercial and retail spaces on the first six floors and 3 typologies of serviced apartments on the rest of the floors save for 16th and 17th floors which is characterized by amenities such as rooftop restaurant, massage palour, steam bath, sauna, gym and laundry room on the 17th floor.

Residents in Kilimani are of both local and foreign descents and the area is home to a host of international schools such as the French, Japanese and Swedish Language Schools.

This development will harbor unique blend of modern serviced apartments, retail outlets, commercial units, office spaces and recreational amenities offering a one stop shop for goods and services while being accentuated by proximity to major shopping centers like Yaya Centre, Prestige Plaza, Hurlingham and Adams Arcade.

Some of the target market includes:

- ↗ Financial institutions
- ↗ Outpatient health services
- ↗ Fashion retailers
- ↗ Supermarkets
- ↗ Antique shops
- ↗ Private offices, serviced office suites
- ↗ A Man's Parlor, a spa, with and executive barbershop with a Steam bath
- ↗ Coffee bar / Cafeteria
- ↗ Mobile Money Transfer Retail Boutique with Assorted Cashless money Transfer shop
- ↗ Bakery, Cake centre.
- ↗ Health food store / Supplements
- ↗ Pet Supply Store Aqua and other assorted pets food stuffs
- ↗ Beauty Shop
- ↗ A woman's stop shop
- ↗ ECommerce Drop Off Store
- ↗ Cybershop / Print shop
- ↗ Fast food outlets
- ↗ Gadget Accessory Store, phones & Accessories
- ↗ Dry cleaning
- ↗ Retail Pharmacy

DEVELOPER: BLUE URBAN LIMITED

MANDATED AGENTS: SUNLAND REAL ESTATES LIMITED

CATEGORY	PARTICULARS	DETAILS	BUILT UP AREA	
17 TH FLOOR	Amenity area	Gym and laundry room.	10,020 sqft	
16 TH FLOOR	Amenity area	Members' club, massage parlor, steam bath and sauna and swimming pool.	Rooftop restaurant	2225 sqft
			Massage parlor	930sqft
			Steam bath and Sauna	1,400sqft
15 TH FLOOR	Residential area	2no 2 bedroom and 3no 1 bedroom serviced apartments	Standard 1br 810 sqft	1. No. per floor
			1 br deluxe 940sqft	2. No. per floor
			2 br deluxe 1,460 sqft	2. No. per floor
7 TH - 14 TH FLOOR	Residential area	7no 1 bedroom (Standard and Deluxe) serviced apartments per floor	Standard 810sqft/unit	5 No. per floor
			Deluxe 940sqft/unit	2 No. per floor
6 TH FLOOR	Commercial space	Conference rooms	2,160sqft	
		Reception to residential and main management office	1,100 sqft	
		Serviced offices,	1,675 sqft	
2 ND - 5 TH FLOOR	Commercial space	Leasable office spaces	5,165 sqft per floor	
FIRST FLOOR	COMMERCIAL AREA 6530 sqft	Restaurant and executive barber shop Restaurant: 5700 sqft Barber shop: 830sqft		
GROUND FLOOR	COMMERCIAL SPACE 1,550 sqft lettable area	Commercial space and management/security office, guard houses, generator room and services	4 parking spaces 1,550sqft of lettable commercial space.	
BASEMENT 2	PARKING AREA	22 No. Parking Spaces		
BASEMENT 1		18. Nos Parking Spaces		

Economic sense

As a business entity, you can be assured of high return on investment owing to the support this development offers to local businesses due to increase in foot traffic and its proximity and convenience to new clientele.

It has the power to attract a lot of interest and foot traffic compared to stand-alone stores, strip malls, or shopping centers.

The objective of this development is to transform the neighborhood and bring residents and visitors to one location to live, work, eat, shop and play.

Restaurants and shops will thrive well owing to the shared community spaces which are incorporated to encourage people to get outside and mingle.

The key pull factors for this development is



2. Good transport network: The area is served by a host of well paved roads, such as the Argwings Kodhek road, Denis Pritt road, Lenana Road, Chaka road and Ngong roads that makes travelling convenient.

3. Growing middle class: An influx of higher middle income earners in the area has increased the demand for residential as well as commercial developments.

4. Security: Security in Kilimani is quite good and residents enjoy services offered by the Kilimani Police Station which is located at the heart of Kilimani.

5. Zoning: Kilimani Area was predominantly a low density residential area but has been rezoned to accommodate high-rise and high density residential and commercial uses.

derived from the fact that the area continues to grow and expand with myriad of investments opportunities with the following pull factors:

1. Proximity to Nairobi CBD: Kilimani is only 10 minutes away from Nairobi CBD making it a convenient residential location for individuals working in town.

This well thought out development mix would serve to maximize overall returns and given the current development trends, its excellent architectural designs would be the ultimate pull factor in the region.



GREEN RUNS IN OUR FIBRES

High performance product properties

Lasting Strength with fibre cement

▶ Everite Building Products has over the years established a reputation for producing a variety of outstanding quality products which have been used in a wide range of external and internal applications.



Nutec is the registered name for products manufactured without asbestos as a raw material. Nutec fibre cement products are manufactured using a mixture of cellulose fibre, cement, silica and water.

Everite is renowned for its comprehensive range of Nutec Roofing and Cladding Solutions and includes fibre-cement roofing, cladding, ceilings and building columns amongst others.

Nutec fibre-cement high performance properties and added benefits include: the use of safe renewable fibres; considerable tensile strength with enhanced dynamic load bearing properties; excellent thermal properties; water-and wind resistance; hail resistance; fire resistance and resistance to fungus, rodents and acid.

▶ Everite Building Products, is an appointed licensee by the Xella Group to manufacturer Hebel Autoclaved Aerated Concrete (AAC). Everite Building Products is the only manufacturer of AAC in Africa.



AAC as a building material has gained a considerable share of the international construction market since its inception in 1923 in Sweden and today maintains its reputation of the building material of the future. It is viewed as a revolutionary material that offers a unique combination of strength, light-weight, thermal insulation, sound absorption, unsurpassed fire resistance and unprecedented ease of construction.

Since commissioning the AAC plant in 2017, Everite Building Products has enjoyed considerable success in specification of the product to landmark projects in South Africa.

Project Based Economy



In an ideal world, a project economy is where people are empowered to have the skills and capabilities needed to turn ideas into a reality. It's a phenomenon where organizations deliver tremendous value to exceed stakeholders' expectations through successful completion of projects. Yet, research shows that only 35 % of projects undertaken worldwide are successful. This means that huge amounts of time, money, resources and opportunities are being wasted.

Slowly but surely, projects have been dominating workplaces as a business-critical driver for innovation, growth and success. To some extent, the rise of the project economy means the end of job descriptions. The Project Management Institute (PMI) forecasted that the value of project-oriented activities worldwide would be at USD 20 trillion by 2027 – generating countless jobs for 88 million people. Even more interesting, these estimates were made before countries started spending on pandemic recovery projects, which means that the project economy is here to

stay with a promise of significant value to the economy and society.

To take advantage of this unique situation and ensure that projects do not fail, organizations need to adopt a purpose-driven approach that will enable them to reach their goals in a constantly evolving business horizon. It's high time for companies and leaders to break out of old-fashioned ways and lean into an agile working style.

Begin with the end in mind
Managing projects goes beyond setting a target, defining the scope, meeting deadlines and deciding the budget. Projects give work meaning and can be particularly inspiring for team members – affording everyone a sense of purpose instead of having them just show up or do the bare minimum at work. A study by Deloitte reports that purpose-led companies have a 40 % higher level of employee retention. When people feel engaged at work, it keeps them motivated and





gives them a broader perspective that their projects can be beyond just making money.

However, projects still fail at an astounding rate and it's not hard to understand why. Projects are customized by series of teams working through uncertainties. Even managers can fail to anticipate everything, especially during these challenging times. Thus, effective project management, as well as having the proper structure, skills and tools to achieve it, is fundamental to an organization's success.

Less is more
 Since project, programme and portfolio management is a growing field and discipline, it needs to be carefully planned, directed and aligned with an organization's strategic goals. Leaders and key players need to be familiar with the full spectrum of project management philosophies and techniques. This can mean having smaller teams, fewer methodologies, lesser tools and simpler projects. This business discipline, when done right, helps organizations:

Get maximum returns by using minimum resources

Reduce costs
 Increase productivity of employees or team members
 Achieve customer satisfaction
 In the current landscape where competition is tough, a business can only succeed if it adopts innovation and creativity, and effective project management ensures both these things. It helps organizations complete work systematically as everything is done in a proper sequence, from setting goals and objectives to implementing the right strategies to achieve them. The recently updated ISO 21503 and ISO 21504, two standards that help advance the governance and management of projects, will guide organizations towards greater efficiency and better outcomes.

A programme is a group of projects that are similar or related to one another, and which are often managed and coordinated as a group instead of independently. ISO 21503 provides guidance on concepts, prerequisites and practices of programme management that are important for, and have an impact on, its performance.

Effective project management is fundamental to an organization's success.

On the other hand, a portfolio is a group of different programmes within the same organization. ISO 21504 gives guidance on the principles of project and programme portfolio management. Typically, management of a project and programme portfolio supports the organizational strategies to deliver value.

The main purpose for the standards' revision was to harmonize the terms and their definitions, figures and text with the ISO 21500 series of standards devoted to effective project, programme and portfolio management.

Looking ahead
 With the advent of new technologies and leadership paradigms, the project management landscape is changing rapidly with the latest emerging trends. Its beauty lies in its agile nature to meet the evolving needs of the workplace every single day.

An organization can go through dozens, even hundreds, of organizational changes ranging from

small adjustments of internal processes to total overhauls of a company's structures and strategies. Latest trends like relying on digital platforms for remote work and deploying artificial intelligence and data analytics pose new challenges to the workforce. Increased adoption of projects and its methodologies allows organizations increased flexibility and can make it easier for them to embrace these substantial changes.

A dramatic shift has taken place in our workplaces, and it looks like projects are here to stay. We're facing these kinds of evolution at work because the nature of the work itself demands it. Gone are the days where workplaces are dominated by operational and repetitive work. We are now living in a constantly changing environment with massive creation of projects. Now more than ever, having successful projects is just as important as having them in the first place – it's crucial that we do it right.

The banner is divided into several sections. On the left, there's a water tap icon and a tall, square water tower. In the center, a blue background with white text reads 'sustainable & long term WATER STORAGE SOLUTIONS'. To the right, there's a large, cylindrical metal water tank. Below these images, the 'PRESTANK' logo is shown, along with the text 'Pressed Steel Sectional Water Tanks'. The main 'STRUCTA technology' logo is prominently displayed in the center, with the website 'www.structatech.co.za' below it. At the bottom, contact information is provided: 'Structa Technology (Pty) LTD • P.O. Box 2538, Vereeniging, 1930 • Tel: (016) 362 9100 e-mail: Sales and Marketing: tanks@structatech.co.za • Estimator: watertanks@structatech.co.za Director: rodney@structa.co.za'.



SADCON

BUILDING AND MAINTENANCE

We are a construction company, established in 2009.

With 12 years of experience, we have worked on many different projects such as, The Cape Good Hope Castle, Chelsea on Main, University of the Western Cape Life Science building, 32 on Kloof, Obs Court, just to name a few.

We offer services such as plastering, painting, building constructions, housing constructions, ceiling and partitioning, as well as renovation and maintenance services.

office@sadcon.co.za
073 766 337 / 0606 522 513



All Out Group (Pty) Ltd

MAINTAINING YOUR HVAC AND ELECTRICAL SYSTEMS

All Out Group (Pty) Ltd is a reliable air-conditioning contractor, with a Head Office in Gauteng delivering the highest Standard of services with our highly trained staff to clients all over South Africa. All Out Group (Pty) Ltd believes in building trusted relationships with all our clients. We provide once off and contractual services to a variety of clients and industries. Delivering services as supply, install, repair and maintaining of HVAC systems of all sizes, Ventilating and Extract Systems, Water Treatment plants and sampling, Site Evaluations and inspections and a variety of pumps. Our unwavering objective is to strive for perfection and minimize client running cost by looking after your assets.

All Out Group (Pty) Ltd has a revolutionary product that help fights the spread of Covid through Air-Conditioning and is the only company in South Africa delivering this essential service to clients.

Our Product is Proudly South African, Environmental friendly and SABS and NRCS approved. Certification provided after each treatment.

With our highly trained Electrical staff all Repairs, Installation or Electrical Certificates (COC) can be done through us.

COMING SOON Solar Air-Conditioning units by All Out Group (Pty) Ltd.

Tel: +27 (010) 141 0263 | 24Hr Cell: +27 (072) 607 2268

Email: admin@allout-group.co.za | Website: www.allout-group.co.za

- Bonding Agents
- Chemical Anchors
- Concrete Bonding
- Concrete Crack Repairs
- Concrete Release Agents
- Concrete Repair Mortars
- Curing Compounds
- Epoxy Adhesives
- Epoxy Grout
- Joint Sealants
- Non Shrink Grouts
- Pre Cast Repairs
- Water Proofing

CREATIVE CONCRETE SOLUTIONS

... WHEN QUALITY MATTERS



Since 1958 we have been developing and producing world-class products for YOU

- Tel: + 27 11 822 2320
- Fax: + 27 11 822 2354
- e-mail: andy@ashak.co.za



Rentokil Initial

VIRUSKILLER™

brought to you by Rentokil Initial.

The only air purifier that kills Coronavirus in the air*

*When independently tested against Coronavirus DF2 (a surrogate for Coronavirus), Adenovirus, Influenza and Polio, the unit was found to kill 99.9999% of viruses on a single air pass

Call Rentokil Initial for more information on how you can protect your customers | visitors | sta.,

0800 77 77 88

New Parliament building almost ready

New MPs will wait for at least two months to use the Sh8 billion office block, the Parliamentary Service Commission (PSC) has said.

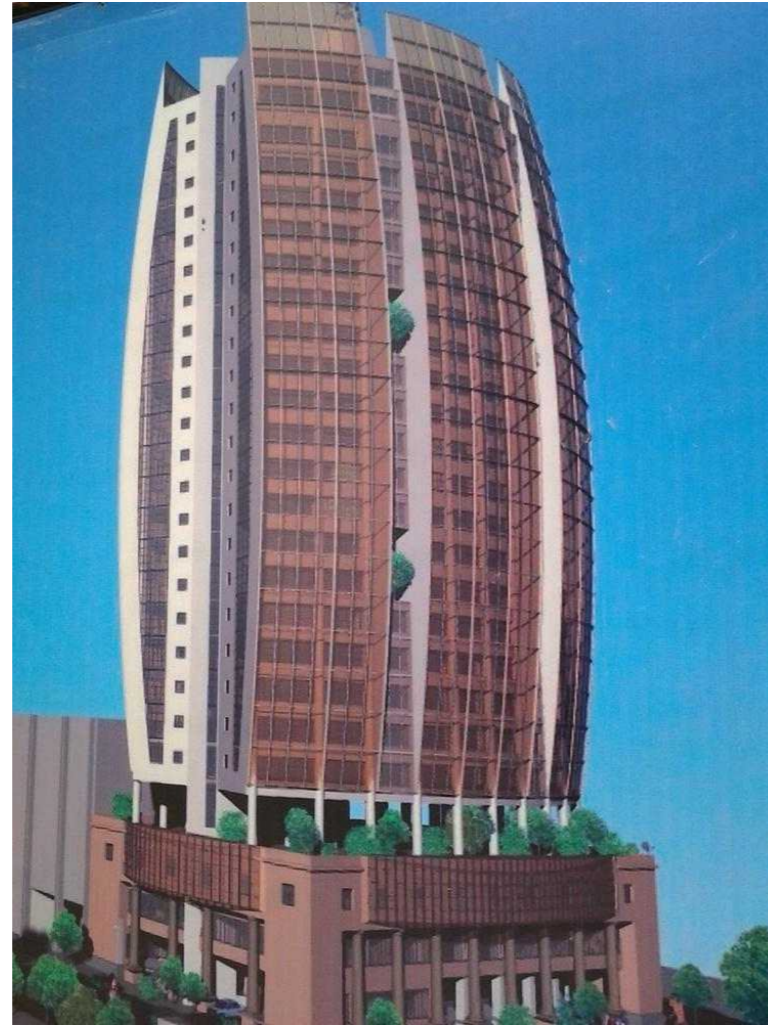
Contractors are working on the final touches on the 28-storey office block that has 26 committee meeting rooms.

Its interior fittings have been completed and subcontractors are testing the systems ahead of the allocation of offices to the 416 members of the bicameral Parliament.

“The new MPs will occupy the new office block in one or two months time. We are testing boilers and other systems to ensure all is well before lawmakers are allocated offices,” Justin Muturi said as he exited office as the Speaker of the National Assembly and chairperson of PSC.

“MPs will have sufficient committee rooms fitted with state-of-the-art equipment to facilitate their work. We have set aside 26 committee rooms,” Mr Muturi said, adding the initial design was to host 11 committee meeting rooms.

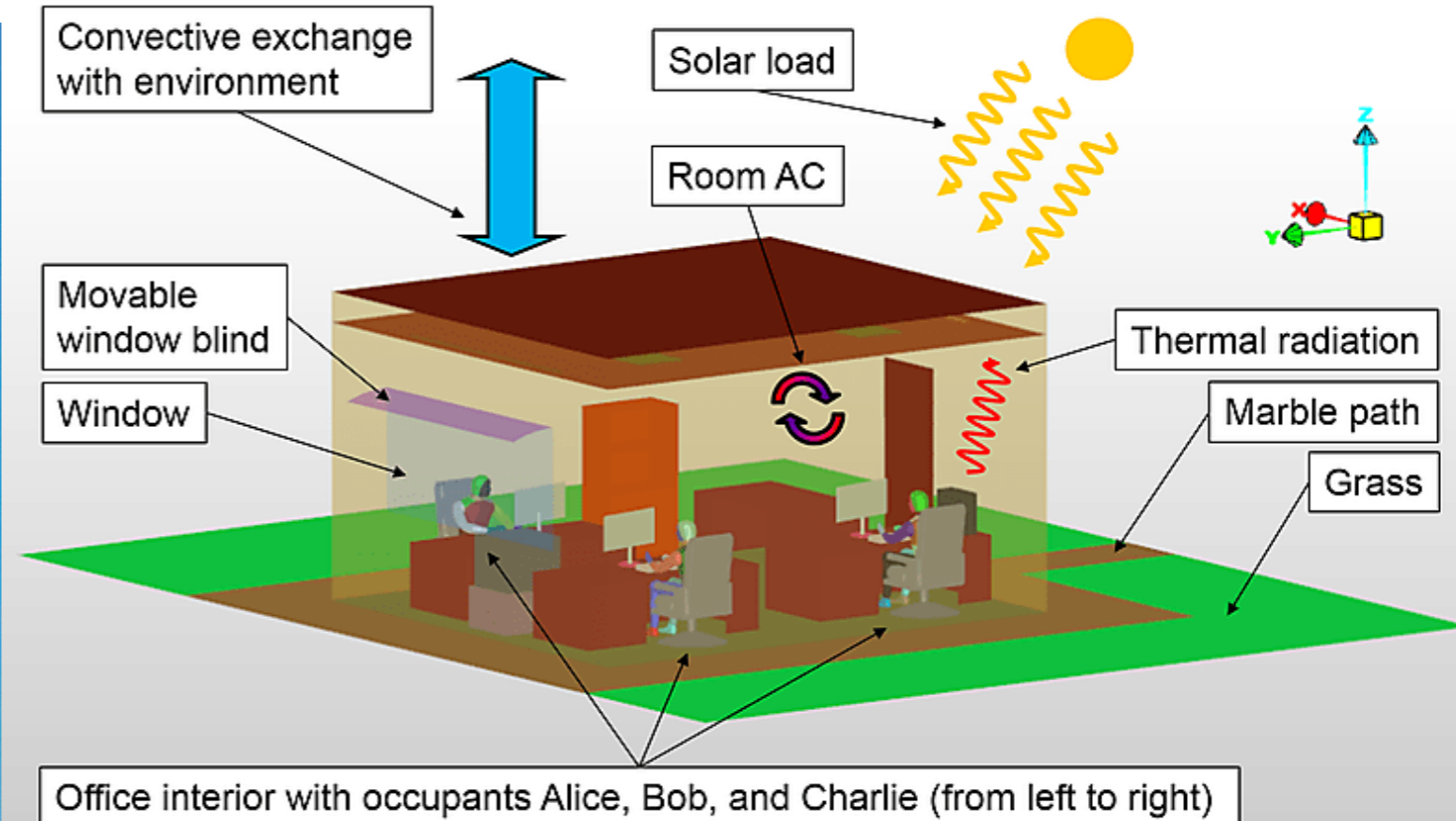
The new building will also have rooms to host



political party caucuses on parliamentary issues including Bills, he said.



Build for comfort in hot regions



One of the advantages of living in a tropical country like Kenya is that the weather is mostly warm all year round. However, some parts of the country experience extreme hot weather, and if this is not put into consideration when one is building their own home, they may end up being uncomfortable in their own space.

The sun is the biggest source of natural lighting. While building your home in a hot area, structure it such that it allows light to come in, but keeps out the heat. “The most important element is to align the orientation of the building with the direction of the rising and setting of the sun. The sun rises in the East and sets in the West, and once you have determined this, you design your house such that the big windows face North and South,” says Joe Mugo, an architect based in Mombasa.

The hot areas in Kenya are the Coast, North Eastern, Nyanza and parts of Eastern and Rift Valley. The most common method used to cool houses built in such areas is the cross-ventilation. “Cross-ventilation is the placement of windows in

the opposite direction, so that when wind comes in through one, it directly goes out through the other, allowing for full circulation of air,” says Fredrick Muchiri, an interior designer.

Another alternative is to use sun shading, most of which are made of aluminum. The shiny finish of the aluminum reflects back some of the sun’s rays, reducing significantly the amount of heat coming into the house.

Architect Mugo explains that though it is not often put into consideration, the distance from the floor to the ceiling when building a house in a hot area, should be slightly higher than the standard height, with ventilation at the top.

“The standard height of the ceiling from the floor is 2.5 metres. But for this type of house, it should measure at least 2.8 metres from the floor. This is because hot air rises, and to enhance airflow, it needs to be allowed to leave the room as cool air comes in. That is why there is ventilation at the top,” adds Mugo.



Does painting the exterior of the house white help in reducing the heat in the house? “Not necessarily. How cool a house is depends on the structural placements that were considered during the planning stage,” Mugo points out.

On the other hand, the choice of colours used in the interior of the house will either give the cooling effect desired, or contribute to the feeling of being hot.

“Cool colours give the psychological feeling that the house is cool. Therefore, one can choose to paint their house with a combination they like,” says Muchiri.



You may have taken shelter from the scorching sun or from the rain, right under a



window but outside a building. This is a roof over-hung, which architects use to reduce the amount of heat coming into the house without keeping out the light. The further away it is from the roof, the cooler the house becomes.

Finishing choices



Muchiri says there are some home finishing and furnishing one can use that will complement the efforts laid down by the architect. “You can use tiles, as they are known to be cold. Weather strips at the bottom of the door are equally important to stop the entry of hot air from the space at the bottom,” adds Muchiri.

He notes that heavy drapes can be used to cool the house. But in doing so, he warns, be sure to have big windows that can still let in light. Fredrick also says that not only does planting trees and flowers add aesthetic value to the overall look of the home, but it also acts as a shield from direct rays of the sun.

“You will find that the room whose side of the wall is close to the trees is cooler than the rest of the house. Therefore, it is advisable to plant trees all round the house, wherever possible,” Muchiri points out.

Technology has also brought new ways of keeping the heat out of buildings — both residential and

commercial. Currently, there is low emissivity glass that allows light to come in but keeps the heat out. They have reflectors, and are usually coloured blue or green (like the I&M Bank building in Nairobi) with anti-glare mechanism. One can also do double-glazing or triple glazing of the windows.

“This means that while installing windows, you put space in between them to act as insulators. You can put two air spaces or one,” says Mugo.

Furnishing

He further points out that the type of furniture used also matters. “For instance, people like furnishing their houses with leather seats, but this can be uncomfortable to sit on especially when you are in a hot area. Instead, choose seats draped in soft fabrics, or furniture that is organic like bamboo, or hardwood made with perforations. This will be more comfortable, and will allow for free flow of air compared to the leather seats,”

Muchiri points out.

He further advises homeowners in such regions to use low heat emitting sources, being careful not to use that which attracts insects at the same time.

Mugo warns that although it is common practice on the coastal province to use coral stones to build houses, they are not necessarily the best material as far as heat regulation is concerned.

“The nature of the coral stones is such that during the day, they absorb heat slowly, therefore, the house is cool at that time. But at night, they start emitting the heat they absorbed, making the house uncomfortable,” says Mugo.

He further notes that even though it is advisable to have large windows, it is also important to have a wind controlling mechanism, to allow the occupants control the amount the of wind that comes into the house.

CEILING INSULATION

YOUR LOW CARBON INSULATION OPTION

RECYCLED FOR YOUR FUTURE

- Excellent insulation qualities
- Non-toxic and non-irritant
- Insect and rodent repellent
- Environment friendly- made from 80-85% recycled newsprint
- Fire retardant: SANS 428 B/B1/2
- 100% ceiling coverage
- Low energy manufacturing process
- No heat / water used during manufacture
- 100% Biodegradable at end of life

Thermguard is used in buildings to conserve energy, which ultimately slows the burning of fossil fuels that create greenhouse gases. Newsprint that would often be discarded on landfill sites where it would decompose and emit greenhouse gases is recycled to create our eco-friendly insulation. This dual reduction in air pollution amounts to a “Double Green Effect”.

Your Guarantee of Quality
 Thermguard has insulated buildings for over 35 years and is the only manufacturer that produces cellulose fibre insulation under the ISO 9001:2015 Quality Standard

www.thermguard.co.za

YOU CREATE THE VISION WE CREATE THE BRICK

DISCOVER THE POSSIBILITIES.

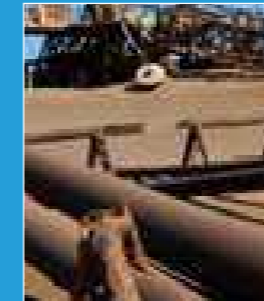


S&P SYLDON & PARTNERS

P.O. Box 664 00606 Sarit Centre,
Nairobi, Kenya.
Tel: +254 02044 51 422/44 53 089
Telefax :44 51 423
Mobile: +254 722 861 473 / +254 733 850 848
Wireless: +254020528 77 29
Email: info@sandpconsult.co.ke, sylдон@sandpconsult.co.ke

S&P Departments:

SyldonInfra



SyldonServ



SyldonPower



SyldonTel



SyldonEnv



Syldon and Partners is a wholly Kenya owned limited liability firm established in May, 2000 in Kenya to undertake consultancy services in design, installation and maintenance of Electrical, Mechanical Services and Management Information Systems (MIS), Civil and Structural works.

There are two directors, Eng. G.N. Olando – Managing Director in charge of all Electrical Services and general management of the firm. Eng. Calleb Olali is Director in-charge of mechanical services. Other core staff members include Assistant Electrical Engineer John Ruddy Munda and Assistant Mechanical Engineer Felix Ollando.

Eng. H.S Roopra, Eng. Peter Chege are associates of the firm and backstops Eng. Olando and Eng. Olali in all electrical and mechanical assignments respectively. Eng. Victor Ongewa and Eng. Cyrus Njungu are associates in-charge of power sub-stations and transmission/distribution lines respectively.



Office Upper Hill Road,
Upper Hill, Near Citi Bank
Opposite Church of Jesus Christ Of Later Day
Saints, Mount Meru Court, Suite No. 4.



Northlands City



Among the ongoing mega projects in Kenya, the Kenyatta family is undertaking an ambitious real estate project that will result in an 11,000-acre mixed-use estate comprising residential, industrial, and commercial units hosting about 250,000 people.

Dubbed Northlands City, the development that is estimated to cost Sh500 billion, will occupy an 11,576-parcel of land in Ruiru – about 15km from the Nairobi city centre.

The land, which is traversed by the Eastern Bypass, is owned by the Kenyatta Family and is currently occupied by its dairy processor Brookside, and Gicheha Farm – the family’s livestock rearing business.

Northlands City Master Plan

According to the Northlands City’s master plan, some 3,570 acres have been earmarked for housing – with 3,134 acres set aside for low density housing, 306 acres for high density housing, and 130 acres for medium density residential housing.

The low density housing segment will have 601 villas and 1,320 town houses while the medium density area is reserved for 670 townhouses and 368 housing units in blocks of flats.

A total of 6,980 units on blocs of flats and some 3,100 townhouses have been planned for the high density residential housing area.

The master plan further shows that 390 acres have been set aside for a business district, including some 33 acres that are earmarked for a shopping mall or hotel and two acres for a clubhouse.

Northlands Industrial Park

Some 695 acres have been set aside for construction of an industrial park. Out of this, 650 acres have been earmarked for a logistics park, with the remaining acreage going to Brookside Dairies.

An earlier progress report indicated that the land reserved for industries had gone on sale at Sh40



million per acre following the injection of funds from the developer for infrastructure development.

According to Impact – a subsidiary of warehouse builder Improvon (SA) – and growth markets investor Actis, construction works that commenced in October 2018 will see the plots connected to roads, water, sewer, electricity, and the Internet.

The entire acreage has already been secured with a perimeter wall.

A detailed map of Northland City shows that 1,697 acres have been set aside for an open recreational space, including some 266 acres earmarked for water features.



The biggest chunk of the land — 5,156 acres — has been set aside for wildlife conservation and agriculture with Gicheha Farm as the main occupant.

The Northlands City master plan will be executed in four phases over a span of 50 years.

Safety, driven by the principle of zero harm, lies at the core of the mining industry.



Technology, and the innovation that drives it, offers enormous benefits to the mining industry in the way it can be leveraged to improve safety across the sector.

This encompasses everything from safety training to solutions for on-the-job safety, and even includes using technology to help in handling the risks involved in the post-mining closure phase.

Leveraging technology

The latest technological advances in training, in the form of virtual reality (VR), are being introduced locally by KBC Health & Safety.

Innovation manager Natalie Pitout explains that using VR allows learners to experience a simulated version of real-life dangerous scenarios. In this way, they can safely learn to mitigate the associated risks.

“The benefit of simulation is that it is not a real-life situation where a possible fatality could result. Instead, any wrong actions can be addressed safely and proactively,” says Pitout. She adds that VR is not a standalone competency module, but is being introduced as part of a blended learning approach.

Blended learning means there is a theoretical component designed to impart the necessary



knowledge, which learners are then assessed on, followed by a virtual reality experiential component by means of headset goggles.

“A major benefit of virtual reality is that we can put people from different industries together in one room with the same virtual setting,” she says. “For example, coal and platinum miners can be engaged together to identify common hazards in their respective segments, and we can actually see how different workers react in different situations.”

By introducing analytics on the back end, she says, it becomes possible to identify if people are making the same mistakes, or whether they are identifying similar risks.

“If people are seen to be making the same mistakes, the hazards or risks can be identified for clients, and an appropriate virtual reality simulation suggested to remedy that problem.”

Wearable solutions

When it comes to the safety of mine workers, says Thando Sibindi, managing executive for Mining, Manufacturing and Utilities at Vodacom Business, the company has developed smart technology known as the “connected worker”. This involves a smart device based on narrow band technology, which doesn’t draw a lot of power and can provide longer battery life.

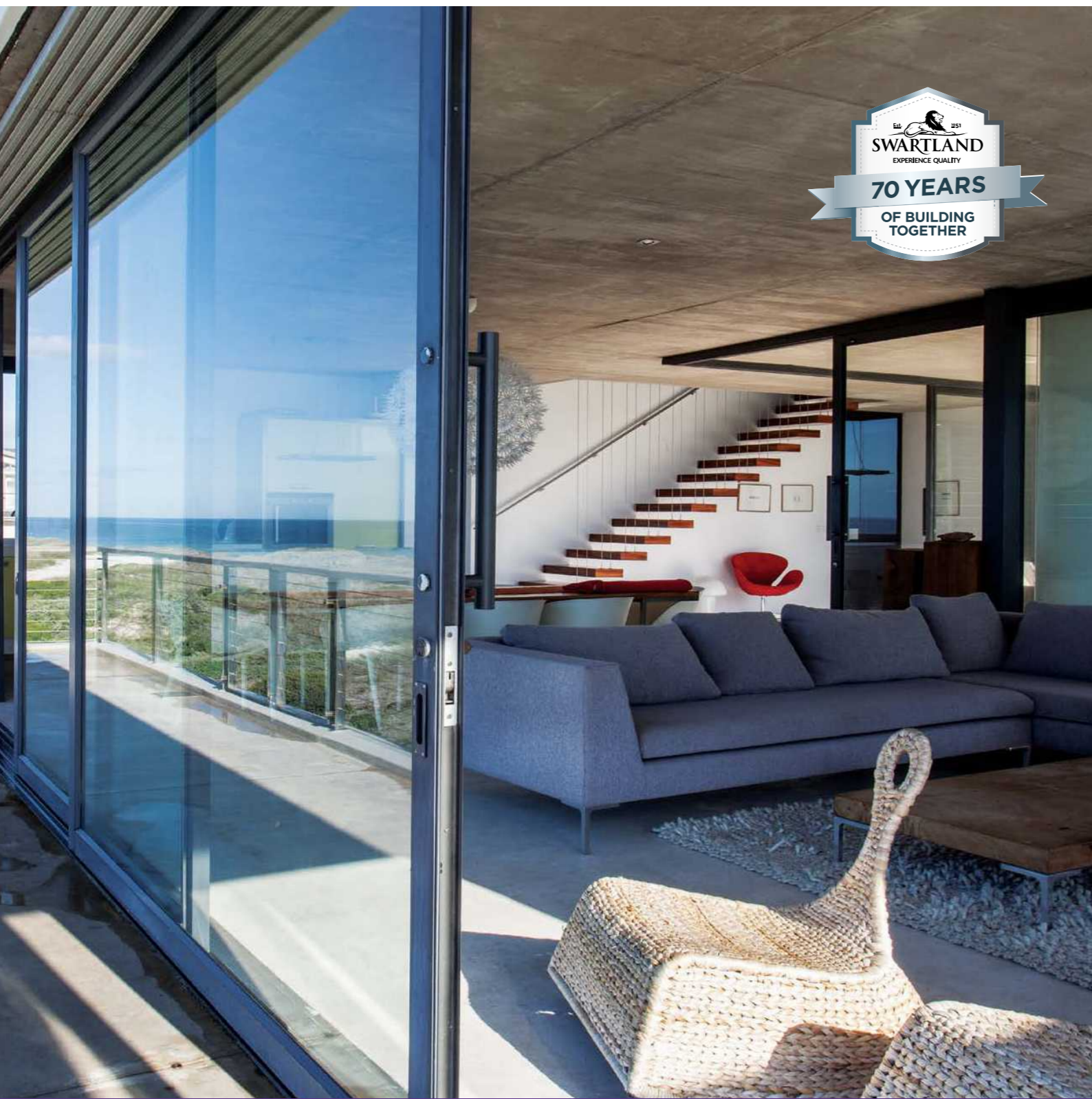
“This device can be worn on the wrist or on

their workwear, and as the employee moves around the mine, it sends back real-time information on what is going on in their environment. This allows for reactions in real time.

“For example, if they enter a geo-fenced area they are not supposed to be in, the device will instantly alert them to that fact. At the same time, of course, the operations centre undertaking the monitoring is also able to track that they are in a hazardous zone,” he says.

“The beauty of technology like this is that it not only improves safety, but also boosts efficiencies. For example, we have installed mobile private networks delivering high connectivity and low latency, to enhance the operation of these devices, which has the added benefit of improving communications too. Naturally, workers may be concerned that such monitoring is intrusive, but this simply requires worker education so they understand that this is for their safety.”

“The use of motion detection, cameras and IoT sensors allows the customer to monitor the site, check for movement in certain classified zones, and even grant access rights to relevant individuals – via facial recognition technology – during the decommissioning phase.



MODERN DESIGN. MADE THE OLD-FASHIONED WAY.

At Swartland, we only know one way to make doors and windows, and that's to last. Our Kenzo range is built from strong, lightweight aluminium-alloy frames allowing for expansive walls of light, space and seamless integration with nature. Kenzo windows and doors require very little maintenance and never need to be painted – the perfect combination of durability and affordability. All products are SANS 613 certified and compliant.



Call us on 086 110 2425 or visit www.swartland.co.za for more info.

Kenya's 1st TOD Housing Project - Embakasi



Tat the onset of the year, the government signed a deal with a private developer for the establishment of the country's first transit-oriented development (TOD) project in Nairobi as part of a strategy to promote the use of rail transport over public and private vehicles.

Under the deal, Seascan Development Limited will establish an affordable housing complex at Mowlem Ward, Embakasi West, which will be linked to the Dandora Commuter Rail Station to give residents a hassle-free access to rail transport.

The 4,900-unit development is expected to cost Sh18 billion.

According to Housing Principal Secretary Charles Hinga, the project will be completed in three phases – with phase one set to begin in April.

A total of 1,200 units will be built in phase one,

2,000 units in phase two, while the remaining 1,700 units will be accomplished in phase three

Jia Yangping and Charles Hinga
Jia Yangping and Charles Hinga sign MoU for the Mowlem project on Jan 19, 2022. PHOTO | STAR/MERCY MUMO

The government has signed a deal with a private developer for the establishment of the country's first transit-oriented development (TOD) project in Nairobi as part of a strategy to promote the use of rail transport over public and private vehicles.

Under the deal, Seascan Development Limited will establish an affordable housing complex at Mowlem Ward, Embakasi West, which will be linked to the Dandora Commuter Rail Station to give residents a hassle-free access to rail transport.



PREFAB HOUSE AND EPS PANEL



The expanded polystyrene (EPS) technology involves construction of houses by assembling ready-made EPS foam, sandwiched between a galvanized steel wire mesh that is plastered on both sides with concrete



The 4,900-unit development is expected to cost Sh18 billion.

According to Housing Principal Secretary Charles Hinga, the project will be completed in three phases – with phase one set to begin in April.

A total of 1,200 units will be built in phase one, 2,000 units in phase two, while the remaining 1,700 units will be accomplished in phase three.

“This development is of great interest to us because it will be the first of what we call transit-oriented development in Kenya,” Mr Hinga said during the signing of the deal on Jan 19.

High-density estates
TODs, which are quite popular in China, are high-density estates that are closely integrated with mass transit systems to promote the use of public transport.

They are strategically located to allow easy access to public transport hubs.

“The TOD model helps unlock the potential of cities and saves energy while still benefiting

residents,” says Bryant Lu, Vice Chairman of Ronald Lu & Partners’ – a Hong Kong-based architectural firm with more than 60 TOD projects across China.

Kenya hopes to use the Mowlem project as the launchpad for similar schemes in Nairobi to expose citizens to affordable houses and easy access to rail transport.

Social amenities
Fidel Gondi, the director of Seascan Development said the design of the Mowlem project will allow buyers to live, work and play within the development.

“We will also provide social amenities within the compound that will allow people to live comfortably and still be able to enjoy with their families,” Mr Gondi said.

Initial details show that a studio unit (880 in total) will be sold for Sh1.8 million, while a one-bedroom unit (660) will be going for Sh3 million.

A two-bedroom unit (1,680) will be sold at Sh3.7 million, while a three-bedroom unit (1,680) will go for Sh5.4 billion.



Prefabricated homes, often referred to as prefab homes or simply prefab, are specialist dwelling types of prefabricated building, which are manufactured off-site in advance, usually in standard sections that can be easily shipped and assembled. CUMA Refrigeration EA. Ltd Houyse are ideal for;

- HOSPITAL**
- WAREHOUSES**
- OFFICE BUILDING**
- SCHOOLS**
- GO-DOWN**

Ultra Super Cooling Services



HARVEY TileEco[®]
 A DIVISION OF **MACSTEEL**

The green roof tile

Welcome to the future of roofing – a technological breakthrough from Harvey Roofing Products: the Harvey EcoTile[®].

Harvey EcoTile[®] is a mineral composite roof tile. By utilising 98% waste material, Harvey EcoTile[®] is 100% recyclable yet provides superior functional benefits to other roofing options.

Harvey EcoTile's[®] technological design advantage ensures an interlocking, lightweight tile that is low on maintenance, weatherproof and virtually unbreakable in normal use.

Your building's roof is one of its most important elements in function, aesthetics, surface area and investment. Increase its functional performance and green credentials with one innovative product – Harvey EcoTile[®].



-  Lightweight
-  Low Maintenance
-  Durable
-  Weatherproof
-  Attractive
-  Easy to Install
-  Paintable
-  SANS 10400-T
-  Waste Material
-  100% Recyclable
-  Waterless
-  Community Projects